

Area Overview

Bayswater & Maida Vale Q3 2021 Sales Report



Sold: Jul-Sep 2021



-2.5%

Annual change in
achieved price



2.8%

Annual change in
transactions



£1,197

Average achieved £
per square foot

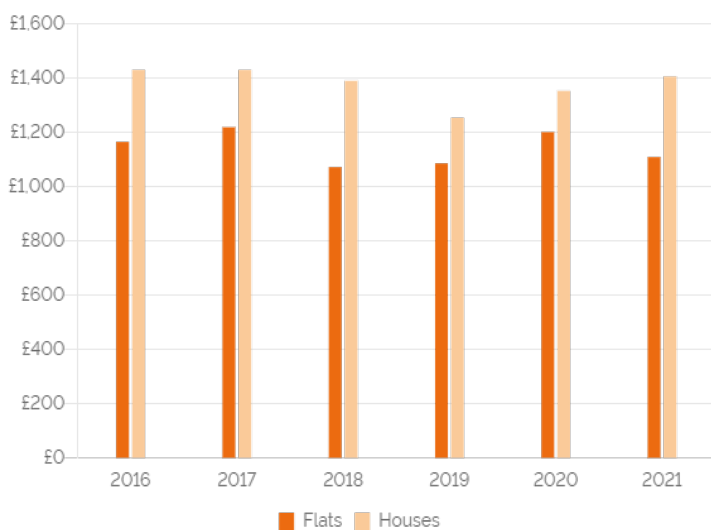


4.2%

Average discount on
initial asking price

Achieved Prices by Year

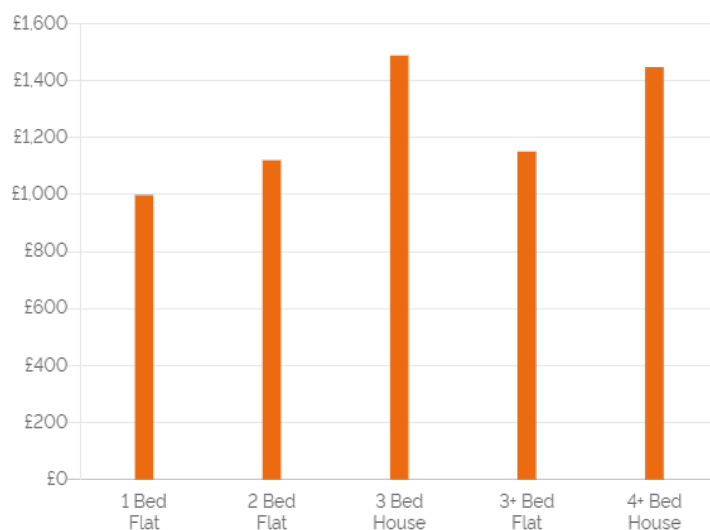
(£ Per Square Foot)



Source: LonRes - Jul-Sep

Achieved Prices by Property Type

(£ Per Square Foot)



Source: LonRes - Jul-Sep 2021

Key Findings

- Average flat prices are now 4.8% lower they were 5 years ago, with buyers paying £56 less per square foot than they did 5 years ago.
- Achieved prices per square foot have decreased by 7.6% for flats over the last year, and have increased by 3.9% for houses.
- 19.3% of properties sold within 3 months, compared with 18.2% for the whole of Central London.
- Properties sold in the last 3 months achieved an average price of £1,148,984 for flats and £3,028,647 for houses.

Current Availability



72.6%

have been on the market for over three months



50.4%

of properties on the market have been reduced in price



4.5%

Annual change in the number of available properties

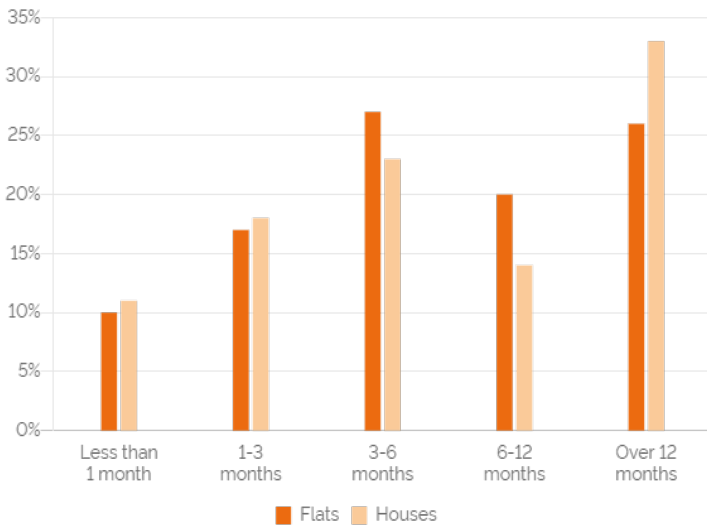


12.5%

Percentage of available properties currently under offer

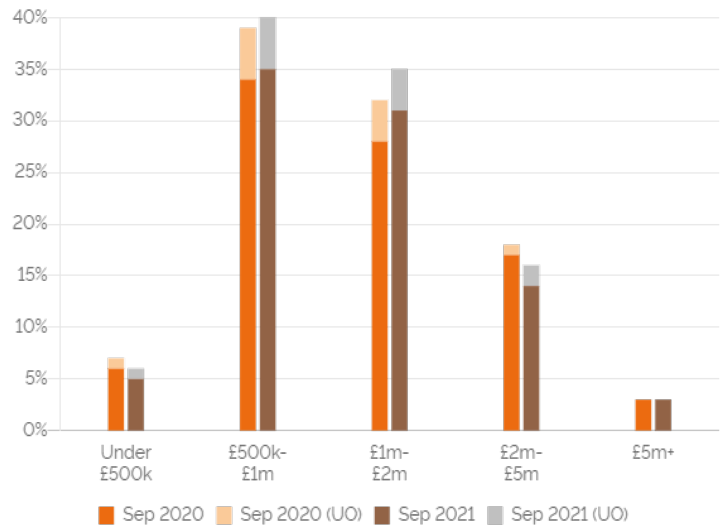
Source: LonRes - As at Oct 6th 2021

Time on the Market



Source: LonRes - As at Oct 6th 2021

Properties on the Market by Price Band



Source: LonRes - As at Oct 6th 2021

Key Findings

- 17.8% of properties on the market are priced at £1 million or higher.
- 46.4% of properties currently available have been on the market for more than six months.
- 12.6% of flats and 11.2% of houses on the market are currently under offer.

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October 6, 2021, the Bayswater & Maida Vale Q3 2021 Sales Report catchment includes all properties sold within the aforementioned area(s).